

011.A

0001

0074.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

439,200 / 439,200

USE VALUE:

439,200 / 439,200

ASSESSED:

439,200 / 439,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #:	G4
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Owner 1: BRENTWOOD REALTY PARTNERS LL

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 911 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	439,200			439,200		148511
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT							Parcel ID	011.A-0001-0074.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	439,200	0	.	.	439,200		Year end	12/23/2021
2021	102	FV	432,900	0	.	.	432,900		Year End Roll	12/10/2020
2020	102	FV	420,400	0	.	.	420,400	420,400	Year End Roll	12/18/2019
2019	102	FV	354,300	0	.	.	354,300	354,300	Year End Roll	1/3/2019
2018	102	FV	291,500	0	.	.	291,500	291,500	Year End Roll	12/20/2017
2017	102	FV	270,600	0	.	.	270,600	270,600	Year End Roll	1/3/2017
2016	102	FV	270,600	0	.	.	270,600	270,600	Year End	1/4/2016
2015	102	FV	243,500	0	.	.	243,500	243,500	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/11/2017										Measured	DGM	D Mann					
5/6/2000											197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Total Card / Total Parcel

439,200 / 439,200

439,200 / 439,200

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.													
Sty Ht: 5	- 5 Story			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																
Frame: 2	- Steel			1/2 Bath: 1	Rating:																
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating:																
Roof Struct: 4	- Flat			OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1													
Color: BRICK				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O													
View / Desir: V	- Very Good			Frl: 1	Rating:			Other													
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper													
Grade: C	- Average			CONDO INFORMATION				Lvl 2													
Year Blt: 1971	Eff Yr Blt:			Location: F	- Front			Lvl 1													
Alt LUC:	Alt %:			Total Units: 1				Lower													
Jurisdct:	Fact: .			Floor: G	- Ground Floor			Totals				RMs: 4	BRs: 2	Baths: 1	HB						
Const Mod:				% Own: 0.903699994				REMODELING				RES BREAKDOWN									
Lump Sum Adj:				Name: 16 - 6031				Exterior:	No Unit	RMS	BRS	FL									
INTERIOR INFORMATION				Phys Cond: AV	- Average			1	4	2	0										
Avg Ht/FL: STD				Functional:				DEPRECIATION													
Prim Int Wal: 2	- Plaster			Economic:																	
Sec Int Wall: 1	%			Special:																	
Partition: T	- Typical			Override:																	
Prim Floors: 4	- Carpet			Total: 28.8	%			CALC SUMMARY				COMPARABLE SALES									
Sec Floors: 1	%			Basic \$ / SQ: 325.00				Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Flr:				Size Adj.: 1.15861690																	
Subfloor:				Const Adj.: 1.24623752																	
Bsmnt Gar:				Adj \$ / SQ: 469.271																	
Electric: 3	- Typical			Other Features: 32819																	
Insulation: 2	- Typical			Grade Factor: 1.00																	
Int vs Ext: S				NBHD Inf: 1.34000003																	
Heat Fuel: 3	- Electric			NBHD Mod:																	
Heat Type: 6	- Elec Base/B			LUC Factor: 1.00																	
# Heat Sys: 1				Adj Total: 616836																	
% Heated: 100	% AC: 100			Depreciation: 177649																	
Solar HW: NO	Central Vac: NO			Depreciated Total: 439187																	
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 011.A-0001-0074.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:							Total Special Features:						Total:							